

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: GARNER  
Local Government Number: 41G383

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GARNER HEJLIK 2002 URBAN RENEWAL	41008	1
GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL	41009	5

**TIF Debt Outstanding: 4,346,332**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	522,722
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>522,722</b>

Rebate Expenditures:	45,584
Non-Rebate Expenditures:	467,119
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>512,703</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>10,019</b>	<b>10,019</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 3,823,610**

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER HEJLIK 2002 URBAN RENEWAL  
 UR Area Number: 41008  
 UR Area Creation Date: 06/2003

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives and sites for new residential development within the Urban Renewal Area and to provide housing assistance to LMI families throughout the City.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GARNER CITY/GARNER-HAYFIELD SCH/HEJLIK UR TIF INCREM	41085	41086	4,287,507

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,003,840	0	0	0	-24,076	11,979,764	0	11,979,764
Taxable	0	6,340,025	0	0	0	-24,076	6,315,949	0	6,315,949
Homestead Credits									60

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 121,008  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 121,008**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 110,989  
 Returned to County Treasurer: 0  
**Total Expenditures: 110,989**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

10,019

10,019

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For GARNER HEJLIK 2002 URBAN RENEWAL

### Hejlik II

Description:	Hejlik II infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### CDBG Match

Description:	Matching funds for CDBG LMI Grant
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Habitat For Humanity

Description:	Grant to Habitat for Humanity
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For GARNER HEJLIK 2002 URBAN RENEWAL

### Hejlik Internal Loan - water/sewer

Debt/Obligation Type:	Internal Loans
Principal:	67,799
Interest:	0
Total:	67,799
Annual Appropriation?:	Yes
Date Incurred:	07/13/2004
FY of Last Payment:	2014

### Hejlik LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	220,000
Interest:	0
Total:	220,000
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2017

### Hejlik Admin Expenses

Debt/Obligation Type:	Internal Loans
Principal:	5,458
Interest:	0
Total:	5,458
Annual Appropriation?:	No
Date Incurred:	08/09/2013
FY of Last Payment:	2014

## Non-Rebates For GARNER HEJLIK 2002 URBAN RENEWAL

TIF Expenditure Amount:	67,799
Tied To Debt:	Hejlik Internal Loan - water/sewer
Tied To Project:	Hejlik II

TIF Expenditure Amount:	5,458
Tied To Debt:	Hejlik Admin Expenses
Tied To Project:	Hejlik II

TIF Expenditure Amount:	25,000
Tied To Debt:	Hejlik LMI
Tied To Project:	CDBG Match

TIF Expenditure Amount:	12,732
Tied To Debt:	Hejlik LMI
Tied To Project:	Habitat For Humanity

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER HEJLIK 2002 URBAN RENEWAL (41008)  
 TIF Taxing District Name: GARNER CITY/GARNER-HAYFIELD SCH/HEJLIK UR TIF INCREM  
 TIF Taxing District Inc. Number: 41086  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,003,840	0	0	0	-24,076	11,979,764	0	11,979,764
Taxable	0	6,340,025	0	0	0	-24,076	6,315,949	0	6,315,949
Homestead Credits									60

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	276,542	6,315,949	4,287,507	2,028,442	57,432

FY 2014 TIF Revenue Received: 121,008

## Urban Renewal Area Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL  
 UR Area Number: 41009  
 UR Area Creation Date: 11/1986

The primary objectives for the development, redevelopment and rehabilitation include: 1. Achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities and strengthening the tax base 2. Plan and provide for sufficient land for commercial and industrial development 3. Encourage industrial growth and expansion 4. Provide a more marketable and attractive investment climate 5. Stimulate private investment in industrial and commercial expansion 6. Help develop a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GARNER CITY/GARNER-HAYFIELD SCH/KADRLIK UR TIF INCREM	41063	41064	14,300,063
GARNER CITY AG/GARNER-HAYFIELD SCH/KADRLIK UR TIF INCREM	41065	41066	0
GARNER CITY/GARNER-HAYFIELD SCH/TOUCHSTONE UR TIF INCREM	41071	41072	0
GARNER CITY/GARNER-HAYFIELD SCH/KADRLIK AMEND #1 UR TIF INCREM	41103	41104	0
GARNER CITY AG/GARNER-HAYFIELD SCH/TOUCHSTONE AMEND #1 UR TIF INCREM	41105	41106	0

### Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,654,770	19,374,325	11,487,662	0	-11,112	35,505,645	0	35,505,645
Taxable	0	2,458,492	19,374,325	11,487,662	0	-11,112	33,309,367	0	33,309,367
Homestead Credits									28

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

**0**

**0**

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 401,714  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 401,714**

Rebate Expenditures: 45,584  
 Non-Rebate Expenditures: 356,130  
 Returned to County Treasurer: 0  
**Total Expenditures: 401,714**



<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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## Projects For GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL

### Rec Center

Description:	Construct Garner VMRC
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Touchstone Development

Description:	Infrastructure costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Touchstone Land - 64.5 acres

Description:	Purchase of land
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Zinpro Rebate

Description:	Zinpro expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Stellar Rebate

Description:	Stellar expansion 2011
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Stellar Agreement

Description:	Stellar expansion 2011
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Garner Inn & Suites Rebate

Description:	Garner Inn & Suites hotel project
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Garner Golf Course Equip

Description:	Purchase of equipment for golf course
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Garner Lumber Rebate

Description:	Garner Lumber & Supply project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL

### Rec Center - GO/TIF Debt

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	2,071,992
Interest:	459,625
Total:	2,531,617
Annual Appropriation?:	No
Date Incurred:	04/16/2008
FY of Last Payment:	2023

### Touchstone infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	191,983
Interest:	0
Total:	191,983
Annual Appropriation?:	Yes
Date Incurred:	11/23/1999
FY of Last Payment:	2017

### Touchstone land - 64.5 acres (down)

Debt/Obligation Type:	Internal Loans
Principal:	42,306
Interest:	3,415
Total:	45,721
Annual Appropriation?:	No
Date Incurred:	11/24/2010
FY of Last Payment:	2014

### Zinpro Rebate

Debt/Obligation Type:	Rebates
Principal:	262,204
Interest:	0
Total:	262,204
Annual Appropriation?:	Yes
Date Incurred:	07/11/2006
FY of Last Payment:	2015

### Touchstone land - 64.5 acres (bal due)

Debt/Obligation Type:	Internal Loans
Principal:	38,410
Interest:	0
Total:	38,410
Annual Appropriation?:	No

Date Incurred:	11/27/2012
FY of Last Payment:	2014

## Stellar Rebate

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	09/13/2011
FY of Last Payment:	2021

## Stellar Infrastructure Grant

Debt/Obligation Type:	Internal Loans
Principal:	27,500
Interest:	10,137
Total:	37,637
Annual Appropriation?:	No
Date Incurred:	09/13/2011
FY of Last Payment:	2019

## Garner Inn & Suites Rebate

Debt/Obligation Type:	Rebates
Principal:	240,000
Interest:	0
Total:	240,000
Annual Appropriation?:	Yes
Date Incurred:	04/24/2012
FY of Last Payment:	2024

## Garner Lumber Rebate

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	03/12/2013
FY of Last Payment:	2025

## Garner Golf Course Equip

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2013
FY of Last Payment:	2014

## Kadrlik/Tchstn Admin Exp

Debt/Obligation Type:	Internal Loans
Principal:	5,503
Interest:	0
Total:	5,503
Annual Appropriation?:	No
Date Incurred:	02/07/2014
FY of Last Payment:	2014

## Non-Rebates For GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL

TIF Expenditure Amount:	231,992
Tied To Debt:	Rec Center - GO/TIF Debt
Tied To Project:	Rec Center
TIF Expenditure Amount:	30,225
Tied To Debt:	Touchstone land - 64.5 acres (down)
Tied To Project:	Touchstone Land - 64.5 acres
TIF Expenditure Amount:	50,000
Tied To Debt:	Touchstone infrastructure
Tied To Project:	Touchstone Development
TIF Expenditure Amount:	38,410
Tied To Debt:	Touchstone land - 64.5 acres (bal due)
Tied To Project:	Touchstone Land - 64.5 acres
TIF Expenditure Amount:	5,503
Tied To Debt:	Kadrlik/Tchstn Admin Exp
Tied To Project:	Garner Golf Course Equip

## Rebates For GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL

### Zinpro Corporation

TIF Expenditure Amount:	45,584
Rebate Paid To:	Zinpro Corporation
Tied To Debt:	Zinpro Rebate
Tied To Project:	Zinpro Rebate
Projected Final FY of Rebate:	2015



## **Jobs For GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL**

Project:	Zinpro Rebate
Company Name:	Zinpro Corporation
Date Agreement Began:	07/11/2006
Date Agreement Ends:	06/30/2015
Number of Jobs Created or Retained:	7
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	12,000,000
Total Estimated Cost of Public Infrastructure:	0

## TIF Taxing District Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL (41009)  
 TIF Taxing District Name: GARNER CITY/GARNER-HAYFIELD SCH/KADRLIK UR TIF INCREM  
 TIF Taxing District Inc. Number: 41064

TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1986

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,654,770	19,374,325	11,487,662	0	-11,112	35,505,645	0	35,505,645
Taxable	0	2,458,492	19,374,325	11,487,662	0	-11,112	33,309,367	0	33,309,367
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,551,766	22,964,991	14,300,063	8,664,928	245,334

FY 2014 TIF Revenue Received: 401,714

## TIF Taxing District Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL (41009)  
 TIF Taxing District Name: GARNER CITY AG/GARNER-HAYFIELD SCH/KADRLIK UR TIF INCREM  
 TIF Taxing District Inc. Number: 41066

TIF Taxing District Base Year: 1985  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1986

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	92,205	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL (41009)  
 TIF Taxing District Name: GARNER CITY/GARNER-HAYFIELD SCH/TOUCHSTONE UR TIF INCREM  
 TIF Taxing District Inc. Number: 41072  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	122,613	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL (41009)  
 TIF Taxing District Name: GARNER CITY/GARNER-HAYFIELD SCH/KADRLIK AMEND #1 UR TIF INCREM  
 TIF Taxing District Inc. Number: 41104  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	185,640	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: GARNER (41G383)  
 Urban Renewal Area: GARNER KADRLIK/TOUCHSTONE URBAN RENEWAL (41009)  
 TIF Taxing District Name: GARNER CITY AG/GARNER-HAYFIELD SCH/TOUCHSTONE AMEND #1 UR TIF INCREM  
 TIF Taxing District Inc. Number: 41106  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	83,330	0	0	0	0

FY 2014 TIF Revenue Received: 0